

**HAMILTON COUNTY BOARD OF ZONING APPEALS NORTH DISTRICT
ONE HAMILTON COUNTY SQUARE SUITE 138
NOBLESVILLE, INDIANA 46060**

DATE: Tuesday, September 21, 2004

TIME: 8:00 p.m.

PLACE: Hamilton County Commissioners' Courtroom/County Council Chambers, Main Floor, Hamilton County Government & Judicial Center, Noblesville, Indiana

AGENDA

1. Roll Call
2. Declaration of Quorum
3. Communications/Reports:
4. Approval of Minutes – August 17, 2004
5. New Business:

(A) NBZA-R.V.-0015-09-2004 Requirement Variance Public Hearing 8:00 p.m.

CONCERNING: Allowing additional signage. 11 ft. 8" height; Ordinance allows 5.0 ft. and 64.0 sq. ft. in size; Ordinance allows 30 sq. ft.

LOCATION: 27498 U.S. 31 North, Arcadia, Indiana
Adams Township, Hamilton County

ZONING: C-2

PROPERTY SIZE: 2.87 Acres

PROPERTY OWNER: Terry O'Brien

(B) NBZA-R.V.-0016-09-2004 Requirement Variance Public Hearing 8:00 p.m.

CONCERNING: Reducing the required side yard setback (on corner lot) from required 1110.0 ft. down to 60.0 ft.

LOCATION: 28115 State Road 213, Arcadia, Indiana
White River Township, Hamilton County

ZONING: A-3

PROPERTY SIZE: 1.0 acres

PROPERTY OWNER: Katherine & Steve Hatton

(C) NBZA-R.V.-0017-09-2004 Requirement Variance Public Hearing 8:00 p.m.

Paperwork never picked up. (Single wide trailer for Jessica Hamerick/Kay Muir.)

(D) NBZA-R.V.-0018-09-2004 Requirement Variance Public Hearing 8:00 p.m.

CONCERNING: Maintaining an existing accessory building (garage storage building) on parcel of land that does not have a completed primary structure per Board conditions. Petitioner is requesting twelve (12) months to complete.

LOCATION: 22808 State Road 37 North, Noblesville, Indiana
White River Township, Hamilton County

ZONING: A-2P

PROPERTY SIZE: 3.0 Acres

PROPERTY OWNER: Scot Webb

(E) NBZA-R.V.-0019-09-2004 Requirement Variance Public Hearing 8:00 p.m.

CONCERNING: Allowing a reduction in lot size from required 10.0 acres down to 3.0 acres and reducing required road frontage from 330 ft. down to 285.0 ft.

LOCATION: 1231 West 296th Street, Sheridan, Indiana
Adams Township, Hamilton County

ZONING: A-2 / FPD

PROPERTY SIZE: 41.0 acres existing / Proposed 3.0 Acres

PROPERTY OWNER: Chris Adams, POA

6. Old Business:
7. Director's Report:
8. Legal Counsel Report:
9. Next BZA Meeting – Tuesday, October 19, 2004
10. Adjournment